

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Fort Wayne**

State: **IN**

PJ's Total HOME Allocation Received: **\$17,922,596**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	12			
<b>Program Progress:</b>							
% of Funds Committed	95.35 %	96.88 %	11	95.51 %	53	50	
% of Funds Disbursed	89.18 %	91.24 %	8	87.58 %	50	51	
Leveraging Ratio for Rental Activities	4.06	3.03	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.36 %	93.71 %	9	82.17 %	62	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.52 %	83.92 %	3	71.17 %	91	90	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	80.26 %	83.38 %	9	81.54 %	38	38	
% of 0-30% AMI Renters to All Renters***	50.00 %	47.65 %	6	45.68 %	58	58	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	94.74 %	99.21 %	10	96.19 %	23	25	
<b>Overall Ranking:</b>			In State:	5 / 12	Nationally:	82 84	
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$15,222	\$18,448		\$27,510	152 Units	12.50 %	
Homebuyer Unit	\$12,614	\$15,169		\$15,239	457 Units	37.60 %	
Homeowner-Rehab Unit	\$13,158	\$15,514		\$20,932	606 Units	49.90 %	
TBRA Unit	\$0	\$2,101		\$3,121	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Wayne IN

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

**PJ:**

**State:\***

**National:\*\***

**Rental**

**Homebuyer**

**Homeowner**

\$30,626

\$64,823

\$98,643

\$60,028

\$76,334

\$77,150

\$13,945

\$19,684

\$23,791

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:**

**National Avg:**

0.7 %

1.2 %

**R.S. Means Cost Index:** 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	39.0	45.5	52.0	0.0
Black/African American:	50.0	39.6	43.9	0.0
Asian:	0.7	2.4	0.0	0.0
American Indian/Alaska Native:	0.7	0.0	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.0	0.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.5	0.0	0.0
Asian/Pacific Islander:	1.4	0.4	0.0	0.0

### ETHNICITY:

Hispanic	8.2	6.1	3.8	0.0
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### HOUSEHOLD SIZE:

1 Person:	37.0	24.1	37.6	0.0
2 Persons:	20.5	19.7	25.6	0.0
3 Persons:	15.8	20.1	15.5	0.0
4 Persons:	11.0	19.0	11.2	0.0
5 Persons:	11.0	8.1	6.4	0.0
6 Persons:	0.7	4.4	2.6	0.0
7 Persons:	2.1	1.1	0.7	0.0
8 or more Persons:	2.1	0.4	0.3	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	36.3	29.1	21.0	0.0
Elderly:	13.0	2.0	27.6	0.0
Related/Single Parent:	31.5	31.5	28.7	0.0
Related/Two Parent:	13.0	25.6	15.8	0.0
Other:	4.1	8.3	3.5	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.3	2.2 <sup>#</sup>
HOME TBRA:	0.0	
Other:	7.5	
No Assistance:	80.1	

**# of Section 504 Compliant Units / Completed Units Since 2001** 12

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Wayne State: IN Group Rank: 82  
 (Percentile)  
 State Rank: 0 / 0 PJs Overall Rank: 84  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	<b>96.36</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	<b>92.52</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>80.26</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	<b>94.74</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	<b>1.77</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

